

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, NOVEMBER 29, 2001**

PRESENT: Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District

//

The meeting was called to order at p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON SE-01-H-027, TRIZECHAHN RESTON II, L.L.C., BE DEFERRED TO A DATE CERTAIN OF DECEMBER 13, 2001.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

//

Chairman Murphy announced that Mount Vernon District Supervisor Gerry Hyland had reappointed Commissioner Byers to the Planning Commission for another four year term.

//

#6783-SP-03-2 - HAWTHORNE PROPERTY, SECTION II

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE DIRECTOR OF THE OFFICE OF SITE DEVELOPMENT SERVICES, DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, OR

DESIGNEE, APPROVE THE SITE PLAN 6783-SP-03-2 FOR CONSTRUCTION OF THE TOWNHOUSES KNOWN AS THE HAWTHORNE PROPERTY, SECTION II, IN ACCORDANCE WITH NORMAL PROCEDURES.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

//

SEA-82-C-063-3 - AAL PARTNERSHIP (Decision Only)

(The public hearing on this application was held on November 8, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-82-C-063-3, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 24, 2001, WITH THE REMOVAL OF PROPOSED CONDITION 14 AND THE RENUMBERING OF EACH SUBSEQUENT CONDITION ACCORDINGLY.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner DuBois abstaining; Commissioners Alcorn and Byers absent from the meeting.

//

ZONING ORDINANCE AMENDMENT (Plant Nurseries) (Decision Only)

(The public hearing on this item was held on September 6, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT ON PLANT NURSERIES, THE TEXT OF WHICH IS NOW DATED NOVEMBER 29, 2001.

Commissioner Koch seconded the motion.

Commissioner Smyth MOVED THAT THE MOTION BE AMENDED TO DELETE FIREWOOD FROM THE PROHIBITED LIST AND ADD IT TO THE ACCEPTED LIST ON THE ACCESSORY RETAIL SALES ITEMS.

Commissioner Koch seconded the amendment and the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Murphy abstaining; Commissioners Alcorn and Byers absent from the meeting.

//

SE-01-P-019 - CLIFTON P. AND NANCY C. CRAVEN (Decision Only)

(The public hearing on this application was held on September 12, 2001. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE-01-P-019, SUBJECT TO THE PROPOSED CONDITIONS NOW DATED NOVEMBER 29, 2001, ADDING "STATUARY," "GARDENING GLOVES," AND "FIREWOOD" UNDER THE ACCESSORIES THAT WILL BE INCLUDED IN THE ZONING ORDINANCE AMENDMENT, AND ADDING "FOUNTAINS" UNDER WATER EQUIPMENT THAT IS CURRENTLY UNDER THE ITEMS THAT ARE NOT PERMITTED UNDER THE ZONING ORDINANCE AMENDMENT.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING ON THE WESTERN AND SOUTHERN PROPERTY LINES BE MODIFIED TO THAT DESCRIBED IN THE PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE BE WAIVED.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADDITIONAL STANDARD NUMBER 1 FOR PLANT NURSERIES, PARAGRAPH 1B OF SECTION 9-517, BE MODIFIED TO PERMIT THE STORAGE, DISPLAY AND SALES OF ANCILLARY ITEMS, EXCEPT FOR DRIED OR ARTIFICIAL FLOWERS AND HOLIDAY ITEMS, TO OCCUR OUTSIDE OF FULLY ENCLOSED STRUCTURES AS OUTLINED IN THE PROPOSED DEVELOPMENT CONDITIONS AND IN THOSE AREAS DESIGNATED ON THE SE PLAT.

Commissioner Koch seconded the motion which carried by a vote of 7-0-3 with Commissioners Hall, Harsel and Moon abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT ADDITIONAL STANDARD NUMBER 2 FOR PLANT NURSERIES, PARAGRAPH 2

OF SECTION 9-517, BE MODIFIED TO PERMIT A REDUCTION IN THE MINIMUM LOT AREA FROM 5 ACRES TO 3.72 ACRES.

Commissioner Wilson seconded the motion which carried by a vote of 9-0-1 with Commissioner Hall abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE ADDITIONAL STANDARD NUMBER 3 FOR PLANT NURSERIES, PARAGRAPH 3 OF SECTION 9-517, BE MODIFIED TO PERMIT STRUCTURES TO BE LOCATED WITHIN 100 FEET OF ABUTTING RESIDENTIAL DISTRICTS AS SHOWN ON THE SE PLAT.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Moon abstaining; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE ALONG ARLINGTON BOULEVARD BE WAIVED AND THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SECTION 17-201 OF THE ZONING ORDINANCE BE WAIVED.

Commissioner Koch seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Moon abstaining; Commissioners Alcorn and Byers absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. PCA-92-P-001-4 - WEST*GROUP PROPERTIES LLC
2. RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY
3. SEA-79-V-073-3 - AMERICAN HORTICULTURAL SOCIETY
4. SE-01-V-033 - F&M TRUST CO. THOMAS H. KIRK, TRUSTEE
5. SEA-00-B-021 - SHENANDOAH'S PRIDE, LLC

This order was accepted without objection.

//

PCA-92-P-001-4 - WEST*GROUP PROPERTIES LLC - Appl. to amend the proffers for RZ-92-P-001 previously approved for office use to permit a reallocation of FAR w/a max. FAR of 0.65 on property generally bounded by I-495, Dulles Airport Access Rd. and Magarity Rd. on approx. 76.08 acres zoned C-3 and HC. Comp. Plan Rec: Office and private open

space. Tax Map 29-4((5))9, 9A, 10A; 29-4((6))95B, 96, 97B, 99B, 101A, 102, 105-107; 30-3((1))6A, 6B, 6C, 6D and 30-3((28))A, B2 pt. and 4A pt. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Thomas Fleury, with West*Group Management, LLC, reaffirmed the affidavit dated October 15, 2001. There were no disclosures by Commission members.

Ms. Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Fleury stated that the subject application represented a detailed, tedious, mathematical transaction to reallocate density between land bays within West*Gate. He said the applicant was in agreement with the proffers, as amended, and requested a favorable recommendation.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this item. (A verbatim transcript is in the date file.)

//

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA-92-P-001-4, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1.

Commissioners Koch and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

//

RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY - Appl. to rezone from R-E to R-1 to permit residential development at a density of 0.85 du/ac on property generally located on the W. side of Sparger St., approx. 400 ft. W. of its intersect. w/Rector La. on approx. 3.54 acres. Comp. Plan Rec: 1-2 du/acres Tax Map 20-3((1))24. DRANESVILLE DISTRICT. PUBLIC HEARING.

Stephen Fox, Esquire, reaffirmed the affidavit dated September 4, 2001. There were no disclosures by Commission members.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of

the application because the issue of the proposed terminus of Sparger Street in a cul-de-sac had not been resolved.

Mr. Fox stated that the subject property had been used as a plant nursery for many years and recently the County and the applicant had entered into a Consent Decree to resolve pending litigation resulting from the appeal of a Zoning Ordinance violation. He explained that the Consent Decree set forth a schedule for the removal of the plant nursery use and permitted the applicant to pursue rezoning of the property. He said connecting Sparger Street would serve no purpose. He noted that the proposed development was compatible with the existing neighborhood and had the support of the McLean Citizens Association. He added that although no landscaping or buffering was required, the applicant had proffered to do so along the periphery of the property. In summary, Mr. Fox said that the application had the overwhelming support of the citizens and requested a favorable recommendation.

Mr. David McElhaney, Urban Engineering and Associates, responded to a question from Commissioner DuBois about a waiver of the minimum cul-de-sac radius.

Chairman Murphy called the first listed speaker and reviewed the rules for testimony before the Commission.

Ms. Rebecca Cooke, 8400 Sparger Street, McLean, stated that the applicant had addressed all issues raised by the community. She explained that the neighbors did not want Sparger Street to be connected and had requested the Fairfax County Department of Transportation and the Virginia Department of Transportation to vacate the unconnected portion called Alexander Street and a small northern portion of Sparger Street allowing for the formation of a cul-de-sac coming off of Rector Lane. She said connecting the street would serve no useful purpose and would have a negative impact on the safety of the community and destroy the secluded feeling they now enjoyed. She said the community supported the application if the proposed proffers were agreed to by the Commission and the applicant.

In response to a question from Commissioner DuBois, Ms. Cooke identified the neighborhoods which she had contacted.

Mr. Cam Lewis, 1109 Nielsen Court, McLean, expressed support for the application without the connection of Sparger Street.

Mr. Glenn Scammel, 1063 Rector Lane, McLean, said he had not been notified of the proposed application until he read about it in the *Weekly Agenda*. He requested that Sparger Street be connected because it would increase public safety by providing a pedestrian and vehicular path. (A copy of his remarks is in the date file.)

Mr. Leroy Brazell, 8348 Alvord Street, McLean, expressed support for the applicant's proposal.

There were no further speakers, therefore, Chairman Murphy called upon Mr. Fox for a rebuttal statement.

Addressing Mr. Scammel's comments, Mr. Fox said that a public street was not necessary to create a pedestrian pathway and vehicular access would go nowhere that was not already accessible. In addition, he said that connecting Sparger Street would increase the amount of impervious surface. He asked that the Commission support the position of the overwhelming majority of the residents.

Commissioner Hall said that she could not support the applicant without the connection of Sparger Street.

There were no further comments or questions from the Commission and staff had no closing remarks. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner DuBois MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2001-DR-036, SUBJECT TO THE EXECUTION OF THE PROPOSED PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried by a vote of 4-2-4 with Commissioners DuBois, Kelso, Koch and Murphy in favor; Commissioners Hall and Wilson opposed; Commissioners Harsel, Moon, Palatiello and Smyth abstaining; Commissioners Alcorn and Byers absent from the meeting

//

The Commission went into recess at 10:00 p.m. and reconvened at 10:15 p.m.

//

Chairman Murphy relinquished the Chair to Secretary Harsel so that he could handle the next two cases in the Mount Vernon District in Commissioner Byers' absence.

//

SEA-79-V-073-3 - AMERICAN HORTICULTURAL SOCIETY - Appl. under Sect. 3-204 of the Zoning Ordinance to amend SE-79-V-073 previously approved for a public benefit assn. to permit modification of development conditions, bldg. addition and modification of land area on property located at 7931 East Blvd. on approx. 25.07 acres zoned R-2. Tax Map 102-2((1))20 and 22 pt. MT. VERNON DISTRICT. PUBLIC HEARING.

Mr. Thomas Fleury, with West*Group Management, LLC, agent for the applicant, reaffirmed the affidavit dated October 11, 2001. There were no disclosures by Commission members.

Ms. Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Wilson, Ms. Belgin identified the land area to be swapped. Ms. Belgin added that the exchange would provide the adjacent homeowner full access to his driveway instead of a shared easement with the American Horticultural Society (AHS).

Mr. Fluery stated that the applicant was requesting several changes to previously approved development conditions, one of which was the elimination of the temporary status so that the use could be established permanently. He explained that the time limit had been imposed so that the use could be reviewed periodically to ensure that the applicant was in conformance with all development conditions. He noted that new Development Conditions 19-23 would specifically address concerns raised by the community about loudspeakers, clean-up after outdoor events, outdoor lighting fixtures, relocation of the entrance, construction of the greenhouse and the land swap. He said if any of the conditions were violated, and not resolved satisfactorily, the special exception approval could be revoked. He also noted that proposed revisions to Development Condition Number 6 allowed an increase in the number of events per year and Number 10 modified the hours permitted for social functions. He requested a favorable recommendation.

In response to a question from Commissioner Murphy, Mr. Fluery said that the applicant had worked very closely with the community and that the Mount Vernon Planning and Zoning Committee had no objection to the application. Commissioner Murphy noted that the original application had not been supported by the citizens.

In response to a question from Commissioner Wilson, Mr. Fluery explained how parking along East Boulevard Drive would be enforced.

Ms. Linda Hall, President/Chief Executive Officer of the American Horticultural Society, responded to questions from Commissioner Palatiello about the impact revenue generated by non-horticultural events had on AHS's tax exempt status.

Commissioner Hall questioned whether this issue was related to land use. Commissioner Palatiello replied that he was concerned about the County setting a precedent permitting organizations operating on land planned and zoned residentially to be allowed, by development conditions, to engage in commercial activities.

In response to a question from Commissioner Moon, Ms. Belgin said the present use had been originally established in 1979 and that the most recent amendment had been approved nine years ago with three administratively granted extensions, the last of which would expire in February 2002.

Secretary Harsel called for speakers from the audience.

Mr. Kevin Green, 7909 Kent Road, Alexandria, an abutting neighbor of AHS, expressed support for the application.

There were no further speakers, therefore Secretary Harsel called upon Mr. Fleury for a rebuttal statement.

Mr. Fleury said that although he was not qualified to address the tax issue, he pointed out that AHS had filed tax returns and had undergone audits during the nine years it had operated, so he could only assume that their policies and procedures had been closely scrutinized. He pointed out that the approval of the application would permit AHS to operate on a permanent basis and continue to grow so that fundraising would eventually be unnecessary and their efforts could be focused on horticultural activities.

Commissioner Kelso commented that the beautiful, well maintained and well managed facility was an asset for Fairfax County and the Mount Vernon community.

Mr. Fleury responded to a question from Commissioner Smyth about parking for the galas held twice a year.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Secretary Harsel closed the public hearing and recognized Commissioner Murphy for action on this item. (A verbatim excerpt is in the date file.)

//

On behalf of Commissioner Byers, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-79-V-073-3, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Kelso, Wilson and Hall seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION REAFFIRM THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SEA PLAT.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 9-1 with Commissioner Palatiello opposed; Commissioners Alcorn and Byers absent from the meeting.

//

SE-01-V-033 - F&M TRUST CO. THOMAS H. KIRK,
TRUSTEE - Appl. under Sect. 2-904 of the Zoning Ordinance to
permit uses in a floodplain on property located at 1208 I St. on
approx. 7,500 sq. ft. of land zoned R-3. Tax Map 93-2((8))(44) 39
and 40. MT. VERNON DISTRICT. PUBLIC HEARING.

Mr. David Audet, contract assignee, reaffirmed the affidavit dated November 8, 2001. There were no disclosures by Commission members.

Ms. Mavis Stanfield, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Audet said he was seeking approval to construct a single family home and said that he hoped it would have proper drainage.

In response to a question from Secretary Harsel, Mr. Audet said the property, located in New Alexandria, was in a floodplain.

Responding to a question from Commissioner Smyth about Mr. Audet's "hope" that the property would drain properly, Mr. Audet noted that land in New Alexandria had a history of drainage problems, but said he would do his best to ensure that the subject property drained satisfactorily.

In response to a question from Secretary Harsel, Mr. Audet explained how the stormwater would flow from the roof of the proposed house to the curb and gutters.

Commissioner Palatiello commented that the Commission had recently recommended denial of an application similar to this one in Dogue Creek and asked how the two cases differed. Commissioner Murphy replied that the New Alexandria area had a flood control plan, but the Dogue Creek area did not.

In response to a question from Commissioner Smyth, the applicant agreed to revise Development Condition Number 15 to state that disclosure of potential flood hazards would be made in writing to potential home buyers "prior to signing a contract" instead of "prior to settlement."

Secretary Harsel called for speakers from the audience.

Mr. Robert Kelley, 1206 I Street, Alexandria, expressed concerns about the height and setback of the proposed dwelling, the location of the air conditioning unit, and stormwater runoff.

Ms. Sarene Marshall, 6425 Tenth Street, Alexandria, stated that she supported the development of the subject property, but voiced opposition to the dwelling being built on a slab with a significant amount of fill to meet the elevation requirements of the floodplain because it would exacerbate the existing drainage problems in the area. She said she had not had any success in

getting inspectors to reconsider the adequacy of the drainage of her property. In addition, she pointed out that the use of fill would be inconsistent with other properties in the neighborhood which had been built on piers. She requested that the applicant consider building the home on piers instead of fill.

Mr. Jim Gearing, 1207 H Street, Alexandria, requested that the application be denied. He noted that a house could be built by-right on piers, although it would be more expensive.

Mr. Larry Marshall, 6425 Tenth Street, Alexandria, said he concurred with the concerns raised by the previous speakers. He said the area was subject to considerable local flooding and the addition of fill would exacerbate the problem. He said an acceptable alternative would be the use of piers to support an elevated structure which would maintain the existing drainage. He also expressed concern about the aesthetic aspect of the proposed swales. He requested that the application be denied.

In response to a question from Commissioner Hall, Mr. Marshall described the appearance and function of piers. In response to a question from Secretary Harsel, Mr. Marshall said his home was two stories in height.

Responding to a question from Commissioner Palatiello, Ms. Stanfield said that the application had been filed to allow fill in the floodplain, and that if the house were to be built on piers, special exception approval would not be required. Commissioner Palatiello pointed out that the general standards stated that the location, size and height of buildings should not hinder or discourage the appropriate development and use of adjacent and nearby land and/or buildings, or impair their value. He noted that it did not state that the development had to be of a like, compatible or similar height.

Commissioner Smyth commented that the citizens had not just raised the issue of the height of the house, but the impact constructing it on fill would have on the drainage of surrounding properties. She added that if the house were built on piers, the water would go under the house, but if built on fill, water would be displaced and would have to go somewhere. Commissioner Palatiello agreed and said it was the Commission's responsibility to determine whether the proposed conditions were adequate to address such drainage issues.

In response to a question from Commissioner Moon, Ms. Stanfield said that the subject lot was subdivided prior to the adoption of the existing Zoning Ordinance governing minimum lot sizes, therefore, the lot size and width did not require a waiver.

There were no further speakers, therefore, Secretary Harsel called upon the applicant for a rebuttal statement.

Mr. Audet stated that the proposed four foot swale would address drainage problems and that he had no intention of building a 35 foot house. He explained that he wanted to build a two-story house with a dormer, similar to the house two doors away and that he and his family planned to

live in it for at least ten years. He noted that he was not proposing a change in setbacks or zoning and said the air conditioning unit could be relocated. He said he had no objection to building the house on piers, and contrary to Mr. Gearing's assertion, it was not more expensive to do so. He said the garage could not be built on piers, but that the house would have a crawl space.

In response to a question from Secretary Harsel, Mr. Audet said that the front of the house and the garage would be constructed on a slab, comprising about one-third of the footprint. He said he would have no objection to building the remaining back half of the house on piers.

Commissioner Kelso commented that one of the problems with Mr. Audet's proposal was that the site plan was not specific enough about issues such as drainage, height, and amount of fill. Mr. Audet responded by saying the only issue before the Commission was a request to construct a home in the floodplain.

There were no further comments or questions from the Commission. Staff had no closing remarks, therefore, Secretary closed the public hearing and recognized Commissioner Murphy for action on this item. (A verbatim excerpt is in the date file.)

//

On behalf of Commissioner Byers, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON SE-01-V-033 TO A DATE CERTAIN OF DECEMBER 13, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Kelso, Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DEFER ITS PUBLIC HEARING, SUBJECT TO THE PLANNING COMMISSION'S RECOMMENDATION TO THE BOARD.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

//

Chairman Murphy resumed the Chair.

//

SEA-00-B-021 - SHENANDOAH'S PRIDE, LLC - Appl. under Sect. 5-404 of the Zoning Ordinance to amend SE-00-B-021 previously approved for a food and beverage manufacturing, production and processing

establishment to permit bldg. addition on property located at 5325 Port Royal Rd. on approx. 9.13 acres zoned I-4. Tax Map 70-4((10))4-6.
BRADDOCK DISTRICT. PUBLIC HEARING.

Ms. Molly Harbin, with McGuire Woods, LLP, reaffirmed the affidavit dated November 8, 2001. There were no disclosures by Commission members.

Mr. Francis Burnsynski, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Harbin said she supported staff's recommendation and would be happy to answer any questions the Commission might have.

Commissioner Harsel noted that production would not be increased, but that more space was needed to accommodate the trucks and to store milk crates.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no comments or questions and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this item. (A verbatim excerpt is in the date file.)

//

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-00-B-021, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED NOVEMBER 29, 2001, THAT WE RECEIVED THIS EVENING.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

//

The meeting was adjourned at 11:35 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

CLOSING

November 29, 2001

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: April 10, 2003

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission